

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	2	Age:	6
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,137.47
Rear Yard Exp:		Maint. Fee:	469.13	For Tax Year:	2022
View:	Yes			P.I.D.:	029-998-522

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Glass,Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 311
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : City, Mountain
Mgmt. Company:	604 REAL ESTATE MANAGEMENT - 604-689-0909
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 197, BLOCK 5N, PLAN EPS3177, SECTION 27, RANGE 2W, NEW WESTMINSTER LA
Amenities:	Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Oven - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	LeHomes Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'7			
Main	Kitchen	10'7 x 10'5			
Main	Primary Bedroom	10'5 x 9'6			
Main	Bedroom	11' x 10'6			
Main	Den	5'1 x 5'9			

Finished Floor (Main):	768 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	768 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	768 sqft	# Of Pets:				

Check out this amazing 2 Bedrooms + 2 Bathrooms + 1 Den, A bedroom has an European made Murphy Bed that can be turned into a couch. Plenty of kitchen island space for food preparation. Dining table can be extended to comfortably seat 8 people or tucked inside the kitchen island and perfectly out of the way. TV slides to reveal a built-in daybed sofa that provides extra guest seating and a bed for overnight guest. All the conveniences: the heart to Surrey Central, walking distance to King George Skytrain, Holland Park, Central City Mall, schools, Library, Shops, Restaurants. Future SFU / UBC campus. easy to rent out, it is great for a family or an investment opportunity. Open House 1pm-3pm Sunday Jan 29, 2023.